091.A	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	921,500 / 921,500
					USE VALUE:	921,500 / 921,500
					ASSESSED:	921,500 / 921,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`NEILL BRIAN J/ TRUSTEE
Owner 2:	BRIAN J O`NEILL REVOCABLE TRUS
Owner 3:	
Street 1:	134 WOODSIDE LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O`NEILL BRIAN J -
Owner 2:	-
Street 1:	134 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Clapboard Exterior and 2585 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7144.000	477,500		444,000	921,500
Total Card	0.164	477,500		444,000	921,500
Total Parcel	0.164	477,500		444,000	921,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.53 /Parcel: 356.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 091.A-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	477,500	0	7,144.	444,000	921,500		Year end	12/23/2021
2021	101	FV	464,100	0	7,144.	444,000	908,100		Year End Roll	12/10/2020
2020	101	FV	464,100	0	7,144.	444,000	908,100	908,100	Year End Roll	12/18/2019
2019	101	FV	345,300	0	7,144.	450,400	795,700	795,700	Year End Roll	1/3/2019
2018	101	FV	345,300	0	7,144.	336,200	681,500	681,500	Year End Roll	12/20/2017
2017	101	FV	345,300	0	7,144.	304,500	649,800	649,800	Year End Roll	1/3/2017
2016	101	FV	345,300	0	7,144.	291,800	637,100	637,100	Year End	1/4/2016
2015	101	FV	337,300	0	7,144.	247,400	584,700	584,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7470

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`NEILL BRIAN J	71453-231	1	8/10/2018	Convenience	1	No	No		
	19656-178		2/1/1989		230,000	No	No		Janet M Kunsman dod 11/3/2014

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2019	577	Insulate	1,000	C				
8/4/2003	661	Addition	78,000			G6	GR FY06	FAMILY ROOM WITH D
3/27/2003	228	Addition	70,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2008	Meas/Inspect	189	PATRIOT
3/9/2000	Inspected	264	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	270	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7144		Sq. Ft.	Site		0	70.	0.89	5									444,026						444,000	

USER DEFINED

User Acct	129293
GIS Ref	
GIS Ref	
Insp Date	12/08/08
!7470!	

PRINT

Date	Time
12/30/21	05:37:37

LAST REV

Date	Time
08/01/19	16:01:31
danam	

Prior Id # 1:	129293
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.16400	Total SF/SM:	7144	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	444,026	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.9	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.11337161
Const Adj.:	0.99989998
Adj $ / SQ:	155.856
Other Features:	104500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581559
Depreciation:	104099
Depreciated Total:	477460

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

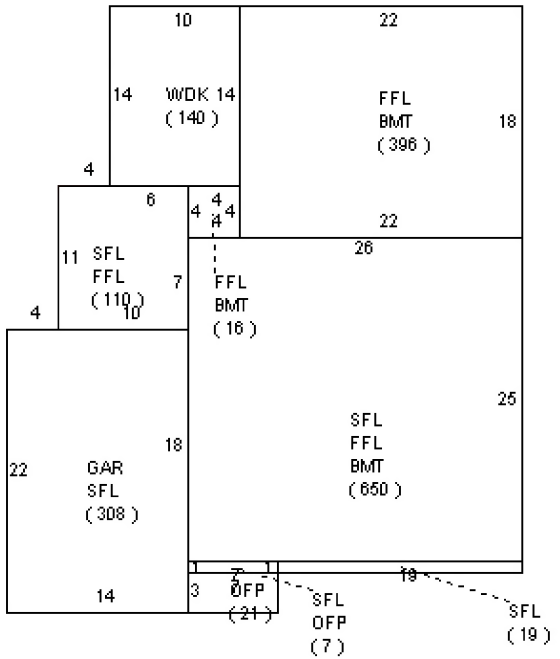
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.44
Special Features:	0	Val/Su Net:	125.53
Final Total:	477500	Val/Su SzAd	210.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,172	155.860	182,664
SFL	Second Floor	1,094	155.860	170,507
BMT	Basement	1,062	57.280	60,828
GAR	Garage	308	23.110	7,119
WDK	Deck	140	13.140	1,840
OFP	Open Porch	28	44.000	1,232

Net Sketched Area:	3,804			Total:	424,190
Size Ad	2266	Gross Area	3804	FinArea	2585

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

091.A-0004-0001.0